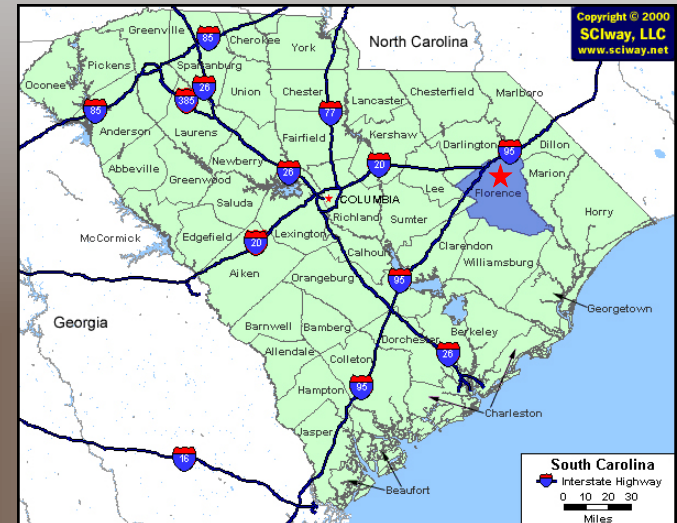
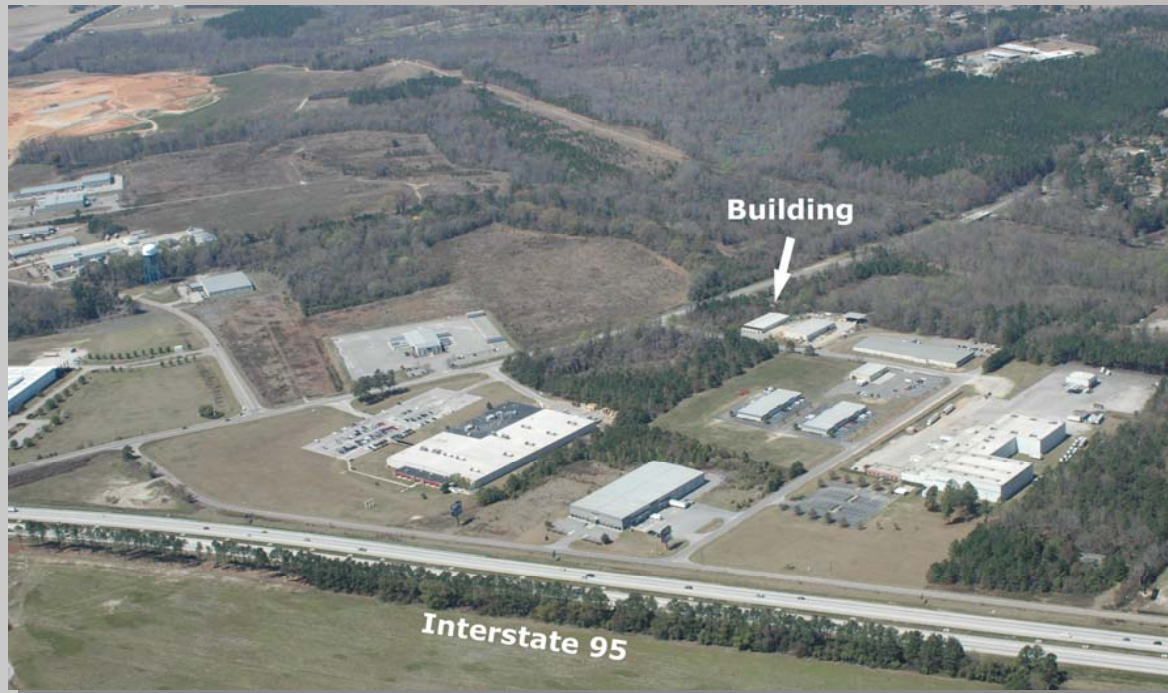


# 9,800 SF Warehouse / Fabrication Facility

FLORENCE, SOUTH CAROLINA



**1403 Success Way**

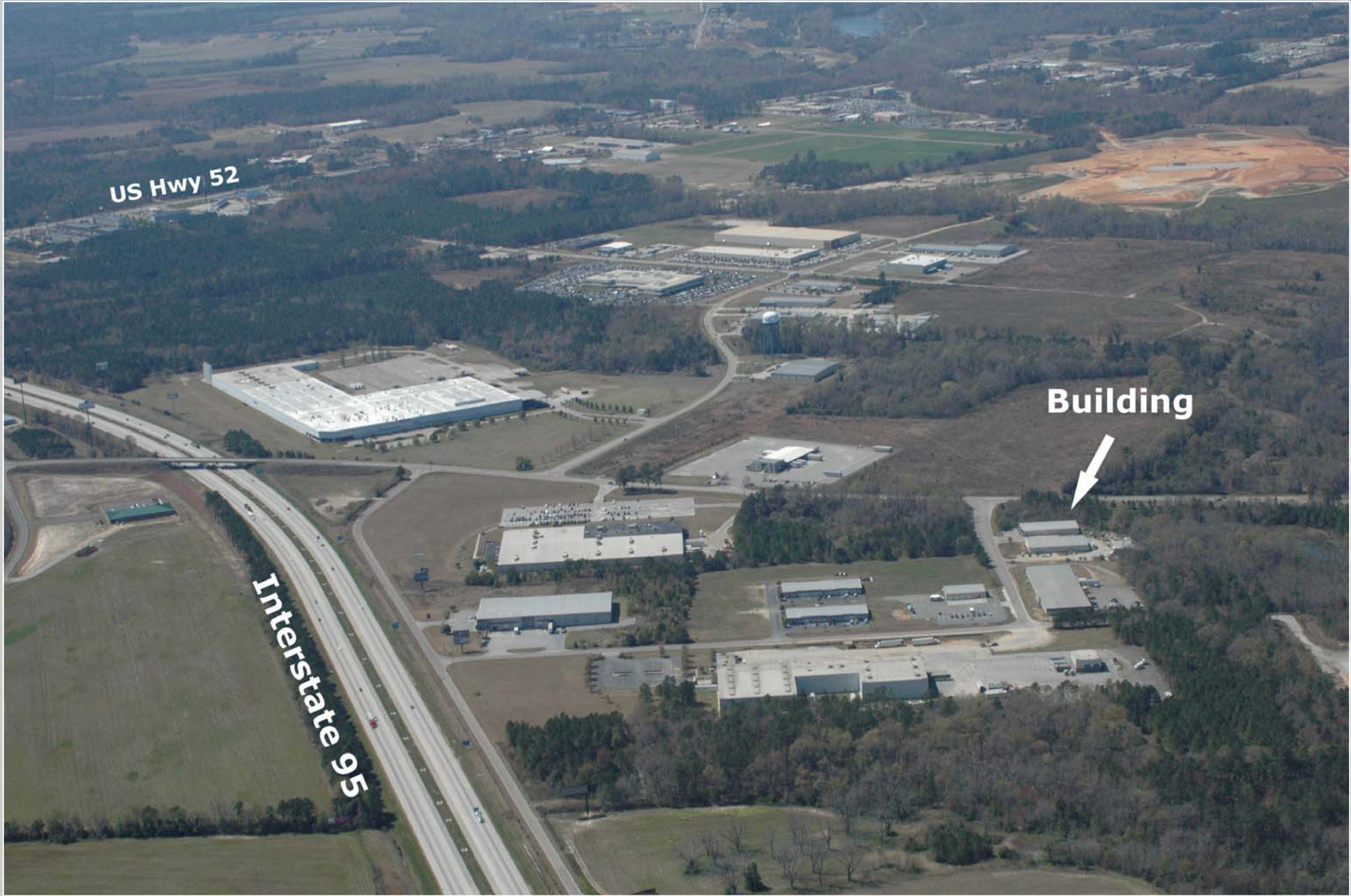
## Building Specifications

- Building:** +/- 8,050 SF Warehouse Area and +/- 1,750 SF Office Area
- Construction:** Insulated, Prefabricated Metal Sides; Raised Concrete Slab Flooring
- Truck Doors:** 2 Overhead Drive In Doors; 1 Dock High Door
- Location:** Located on Success Way in the Florence County Industrial Park
- Transportation:** Interstate 95 is less than 1 mile away with access from US Highway 52 (Exit 164)
- For Lease:** \$3,500 per month
- Lease Type:** Modified Gross. Tenant pays all utilities and capital repair costs under \$500 per occurrence. Landlord pays all property taxes and insurance, roof/structural repair & maintenance and capital repair costs over \$500 per occurrence.



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No warranty or representation is made as to the accuracy of the information contained herein.



US Hwy 52

Interstate 95

Building